87-36

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II

SUBJECT: Preliminary Assessment, CERCLA/SARA Removal Funding Request, and Request for Exemption to the Twelve-Month Statutory Limit for Removal Actions for the Arkansas Company Site, Newark, Essex County, New Jersey -- ACTION MEMORANDUM

FROM: Thomas M. Kady, On-Scene Coordinator
Response and Prevention Branch

TO: Christopher J. Daggett
Regional Administrator

THRU: Stephen D. Luftig, Acting Director
Emergency and Remedial Response Division

## I. EXECUTIVE SUMMARY

This memorandum requests an increase in scope of the CERCLA removal action at the Arkansas Chemical Company, 185 Foundry Street, Newark, New Jersey. A previous action memorandum and subsequent additional funding request provided a project ceiling of $70,000 for site security and stabilization. The proposed increase in scope of work is from site security and stabilization to actual cleanup of the facility. The corresponding increase in project funding is from $70,000, of which $64,580 is for mitigation contracting, to $1,968,000, of which $1,600,000 is estimated for mitigation contracting.

The Arkansas Company is an abandoned, textile chemical manufacturing facility. Abandoned at the site are approximately: 600 full drums of product and raw materials; 600 empty drums; 8000 small containers of lab reagents and sample formulations; and 100 storage tanks, mixing vessels or reactors, many containing residual liquids and sludges. The buildings are grossly contaminated, and the facility has been a target for break-ins and vandalism, including arson attempts. The site poses a threat to human health and the environment.

EPA, at the request of the New Jersey Department of Environmental Protection (NJDEP), has provided 24-hour site security since January 20, 1987. On January 22, 1987, NJDEP referred the entire cleanup project to EPA. EPA has performed a site assessment for removal action. This memorandum summarizes the results of that assessment and details the proposed removal action.

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## BACKGROUND

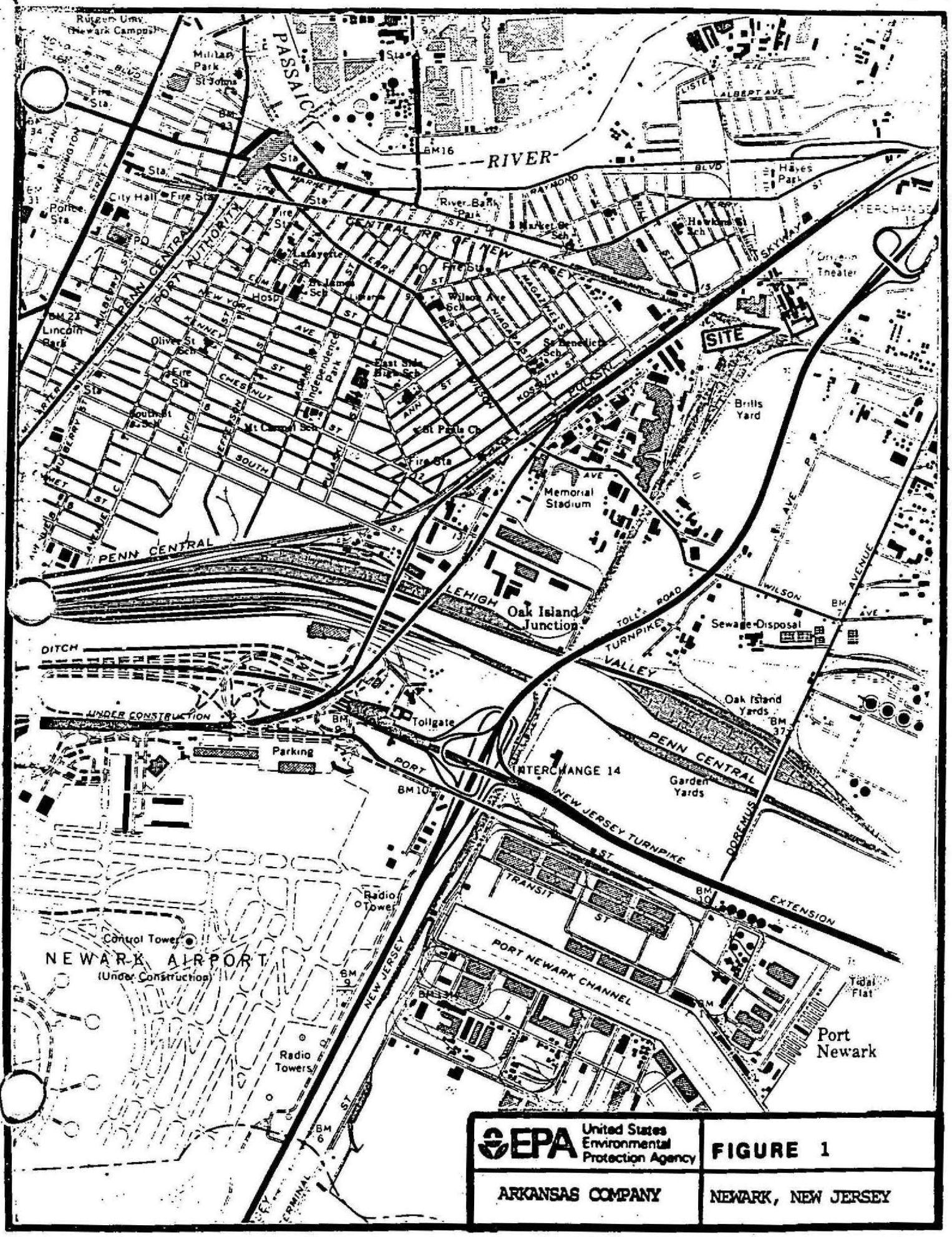
### A. Site Setting/Description

The Arkansas Company occupies about two acres of a very old and somewhat dilapidated industrial park at 185 Foundry Street, Newark, New Jersey. The industrial park is situated in the triangular area formed by the convergence of the New Jersey Turnpike and the Pulaski Skyway, or Route 1/9 (Figure 1). The Turnpike is less than 100 yards to the east of the site, and Route 1/9 is about 300 yards to the west. Commuters on these arterial highways recognize the site by the large, red, "HYDRO-PRUF -- DURABLE WATER REPELLENT," sign which stands atop the four-story processing building. The Ironbound Section, a densely populated residential area of Newark, is located less than a quarter mile to the west. More than 25,000 people live within one mile of the site.

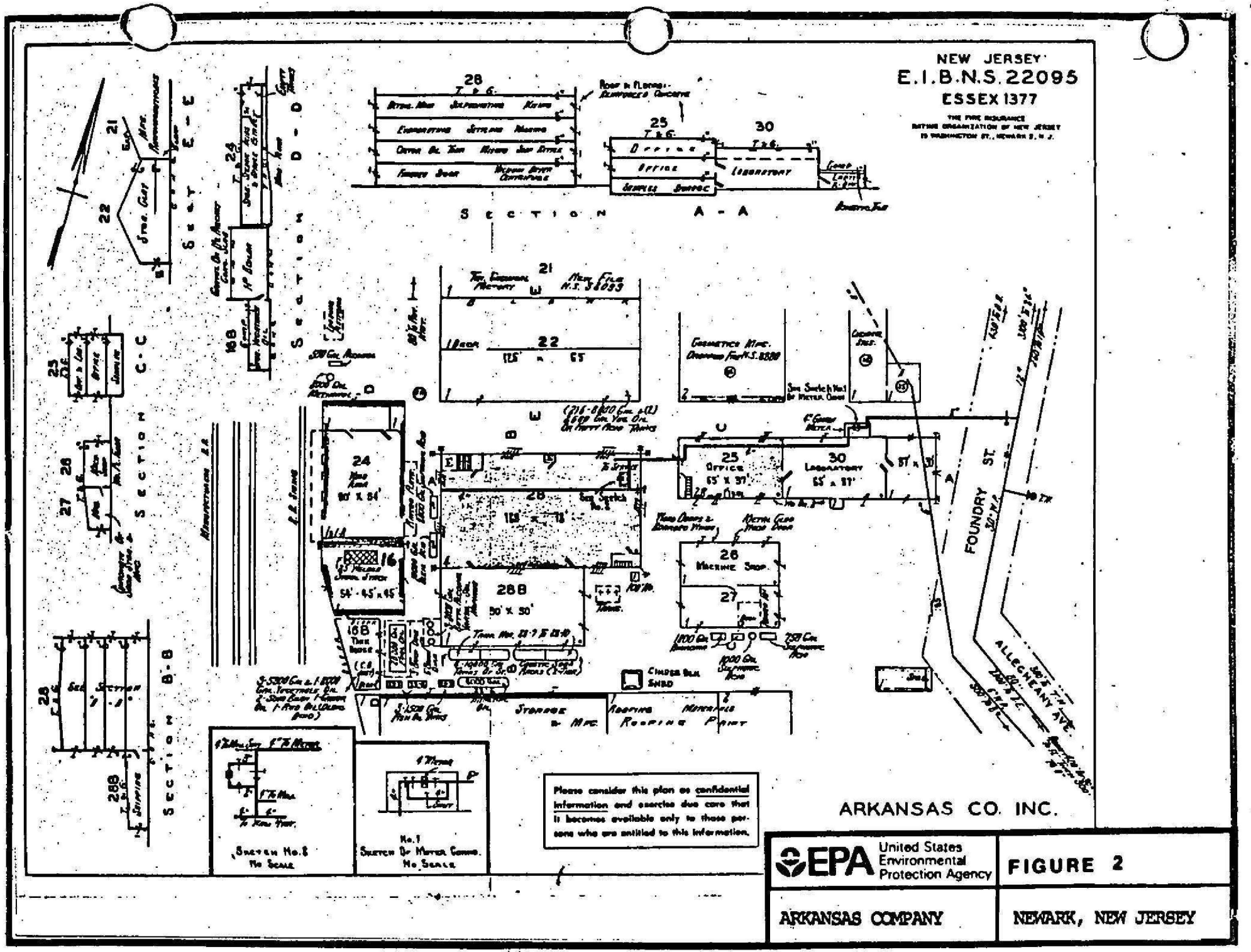
Of an estimated 30 buildings that comprise the industrial park at 185 Foundry Street, the Arkansas facility occupies Buildings 16, 24, 25, 26, 27, 28, 30 and two storage sheds (Figure 2). Except for minor roof leaks, broken windows and doors, and a large hole in the roof of Building 25, all of the buildings appear structurally sound. The buildings, which are further described in the next section of this memo, occupy the southernmost section of the industrial park.

A chain-link fence borders the front, rear and south sides of the Arkansas Company. The fence is in poor condition. Immediately adjacent to the southern fence-line is a tank farm owned and operated by the Ashland Chemical Company. Many above-ground chemical storage tanks are within arm's length of the fence. The north side of the site is bordered by two operating facilities: one, a chemical manufacturer; the other, a pigment manufacturer. These facilities, which are part of the same industrial park, are within fifty feet of the buildings on the Arkansas property. Foundry Street borders the front (east side) of the site, and railroad tracks border the rear (west side).

The immediate vicinity is very old, highly industrialized, and run down. Stray dogs roam dimly lit streets, littered with thousands of tires. Break-ins and vandalism in the area are a problem. Although there have been no documented break-ins at the Arkansas Co. since EPA posted 24-hour security guards, vandalism remains a problem. For instance, the guards recently reported that a car drove up, the driver and a passenger stepped out, threw a brick through the window of the guard trailer, got back in the car and drove off. Also, in the past several months, security guards have documented at least five incidents of torching stolen or abandoned cars on Foundry Street directly in front of the site.




| EPA United States Environmental Protection Agency | FIGURE 1 |
|---|---|
| ARKANSAS COMPANY | NEWARK, NEW JERSEY |


NEW JERSEY
E.I.B.N.S. 22095
ESSEX 1377
THE FIRE INSURANCE RATING ORGANIZATION OF NEW JERSEY 10 PRINCETON ST., NEWARK 2, N. J.
SECTION A - A
SECTION C - C
SECTION D - D
SECTION E - E
SECTION B - B
FOUNDRY ST.
ALLEGHENY AVE.
ARKANSAS CO. INC.
Please consider this plan as confidential information and exercise due care that it becomes available only to those persons who are entitled to this information.
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United States Environmental Protection Agency
FIGURE 2
ARKANSAS COMPANY
NEWARK, NEW JERSEY

## Brief History

The Arkansas Company manufactured hundreds of textile chemicals at this location from 1943 to 1983. Arkansas' product line included, but was not limited to, chelating agents, dye carriers, emulsifying agents, fire retardants, fungicides, resin finishes and water repellents. The products were distributed to textile manufacturers worldwide. Arkansas Europe, a subsidiary headquartered in Brussels, Belgium with a manufacturing facility in St. Niklaas, Belgium, handled sales and services to Europe, the U.S.S.R., North Africa and certain countries in the Middle East.

In September of 1983, the City of Newark foreclosed its tax lien on Arkansas Company. At that time, the company owed the City approximately $110,000 in taxes and $7,000 in water bills. On October 23, 1983, the tenant of the site (Arkansas Company) and the owner of the site (Galaxy, Inc.) both filed for relief under the Federal Bankruptcy Code. At the time of filing for bankruptcy, Mark von Sternberg was the president of both Arkansas Company and Galaxy, Incorporated. All operations at the site ceased on or before December 25, 1983.

The Arkansas facility remains fairly intact despite repeated acts of vandalism over the past four years. It appears the owners/operators of Arkansas simply walked away from the site, abandoning everything -- raw materials, products, equipment, lab reagents, sample formulations, etc.. It looks as though employees were told to get their personal belongings and leave immediately. Desk calendars are all opened to the same day, lab experiments appear set up and ready to run, payroll checks are made out and lying on a desk in the bookkeeping office, and libraries of reference books are left untouched.

## C. Quantities and Types of Substances Present

This section provides a brief description of each building and the quantities and types of substances found in and around each building. Figure 2 provides a plan view of the facility layout and cross-sectional views of the larger buildings.

### Building 25 -- Offices and Chemical Storage

Building 25 is a two-story, brick structure with a basement. The first and second floors were offices, and the basement served as a storage area for laboratory reagents and sample formulations. The basement is now flooded with more than a foot of water (approx. 20,000 gallons). Approximately 2500 small jars of samples and laboratory reagents are stored on shelves in the basement. Some shelves have fallen or have been overturned. Many jars, jugs and other small containers of chemicals are floating on the water. The standing water has prevented any inventorying of the materials in the basement.

Building 30 -- Laboratory

Building 30 served as the research and development and quality control laboratory. It consists of two sections: a one-story, brick building, which was the main laboratory; and a two-story, cinder block addition, which housed several offices on the ground floor and a small laboratory on the second floor. Although Buildings 25 and 30 have separate designations, they are part of the same structure. Building 30 appears to have been built at a later date, which may account for its separate designation.

Approximately 5000 small containers of chemical reagents and sample product formulations are present in this building. The containers range in volume from several ounces to several gallons. Many contain CERCLA-designated hazardous substances including, but not limited to, benzene, acetone, mercury, cyanide compounds, sulfuric acid and sodium hydroxide.

Building 28 -- Main Process Building

Building 28 is a four-story, brick building, in which most of Arkansas' manufacturing operation took place. Approximately 1200 drums, about half of which are empty, are abandoned in this building. Many drums are corroded through or bulging. Several hundred small (5-gallon or less) containers of chemicals are present in two laboratories and a storage area in the building. Hazardous substances in drums and small containers include, but are not limited to, benzyl chloride, formic acid, acetic acid, benzene, formaldehyde, acetic anhydride, sulfuric acid and ethylenediamine.

Also present are roughly 80 storage tanks, reaction vessels and mixing tanks. Most of the tanks are empty except for residual liquids and sludges. Sixteen of the tanks are outside the building; one contains about 4000 gallons of sulfuric acid. No underground storage tanks are known to exist.

All four floors are grossly contaminated. Spills are prevalent throughout the building. They range from pH 2 to 11. Spills have crystallized up to a foot thick in places. Approximately 1800 feet of asbestos-insulated piping exists in the building.

A one-story, product shipping area, designated as Building 28-B, is attached to the south side of Building 28. For the purpose of this memorandum, Building 28-B is considered part of the first floor of Building 28 unless otherwise noted. A slimy mixture of spilled chemicals and rain water coats the floor of 28-B. About half of the drums in Building 28 are located in this room. Empty drums are stacked on their sides along the south wall. Full drums appear to be segregated by compatibility to some extent. About thirty drums of benzyl chloride, a corrosive which is intensely irritating to the skin and eyes, are stacked in two tiers in a corner of the room. Several of

the drums are bulging and corroding. Since Building 28-B is already set up as a shipping room, it will be used as the staging and shipping area for hazardous wastes to be disposed.

### Buildings 26 and 27 -- Machine Shop and Chemical Production

Buildings 26 and 27, a machine shop and small production area, respectfully, are part of the same one-story, brick structure with wooden roof. They are separated by a wall running the length of the structure. Abandoned in these buildings are approximately 40 drums, 11 storage tanks and 3 reaction vessels. Again, the tanks and reaction vessels are empty except for residual liquid and sludge. About 400 feet of piping inside the buildings appear to be insulated with asbestos. Four storage tanks outside Building 27 are empty.

### Building 16 -- Boiler Room and Fuel Storage

At the rear of the site is a two-story, brick building, which houses two, oil-burning industrial boilers. A 20,000-gallon, above ground, fuel oil tank is located outside the boiler room. Approximately 6000 gallons of fuel oil remain in the tank. This oil has not been tested for PCB contamination. About 300 feet of piping in the boiler room are insulated with asbestos.

Attached to the boiler room is a one-story tank house, designated Building 16-B. The four tanks inside the building at one time stored fish oils, vegetable oils and oleic acid. Except for some residuals, the tanks are now empty.

Barring the possibility that PCB-contaminated oils were used to fuel the boilers, the boiler room and tank house pose more of a physical hazard than a chemical hazard. The buildings are cluttered with miscellaneous equipment, trash and debris.

### Building 24 -- Loading Platform

Building 24 is a covered, wooden loading platform. One side faces the railroad tracks behind the rear property line, and the other side faces the back of Building 28. The platform was apparently used to stage raw materials delivered by rail and products to be shipped by rail. The platform is empty now except for miscellaneous trash and debris, especially underneath the platform. A section of the wooden platform that extends out from under the roof is rotting away. The covered section appears to have remained in good condition. With some repair, this platform will make an acceptable staging area during removal operations.

Storage Sheds

Two storage sheds, one of cinder block construction and the other of corrugated steel, exist on-site. Arkansas Company stored an assortment of flammable, potentially explosive or otherwise dangerous chemicals in the cinder block shed. In December of 1986, the NJDEP coordinated the removal of a five-gallon container of methyl isocyanate that had been discovered in the shed. Still present are about thirty containers of flammable materials, including benzene, naphtha, phosphoric anhydride, carbon tetrachloride, hexane, acetone and 1,4-dioxane (a peroxide-forming compound). Most of the containers are five-gallon cans. One full-size cylinder and two lecture bottles of compressed gas are also present. The contents of these cylinders are unknown.

The corrugated steel shed is tightly packed with about 80, 30-gallon fiber drums of what appears to be an Arkansas product. The drums are stored in two tiers. Limited space in the shed has prevented identification of the contents. It is expected that all of the material is non-hazardous.

D. National Priorities List Designation

This site is not on the National Priorities List.

## III. THREAT

### A. Threat to Public Exposure

**Fire and Explosion**

A serious threat of fire and explosion exists at this site. In fact, since the first of this year, one arson incident has occurred on-site and at least five incidents of arson have occurred just outside the site boundaries. On January 10, 1987, a fire was set in an office in Building 25. The Newark Fire Department extinguished the fire before it spread to the laboratory area, less than 50 feet away. To vent and extinguish the blaze, the fire department broke all windows in the building. It was this arson incident that prompted NJDEP's original request for EPA to secure the building and provide 24-hour site security services. The five incidents of arson just outside the site boundary were all torchings of stolen or abandoned cars.

In addition to arson, other potential sources of fire and explosion include:

(1) Lightning -- Thunderstorms are commonplace in the summer months, and Building 28 is one of the highest structures in the immediate area. The building is equipped with a lightning rod, but it is uncertain whether the rod is properly grounded.

(2) Faulty wiring -- Much of the wiring in the buildings does not meet present electrical codes. Many wires are cut and hanging from the ceilings. Even though all electricity to the buildings is supposedly disconnected, some live wires were discovered, and subsequently cut, during the site assessment.

(3) Spread of fire from a neighboring facility -- At least eight major fires in similar industrial settings have occurred in New Jersey since 1980. Several fires started in chemical companies in industrial parks of almost identical age and design.

(4) A violent reaction of incompatible or unstable chemicals -- A wide array of incompatible and possibly unstable hazardous substances have been identified (i.e. acids, bases, corrosives, volatile/flammable solvents, and peroxide-forming compounds).

In the event of fire and/or explosion, toxic fumes could present a significant threat to residents in densely populated areas nearby. A toxic plume could threaten travelers on the New Jersey Turnpike and Route 1-9. Fire could also spread throughout the rest of the industrial park, threatening employees and creating a greater catastrophe. A fire of this magnitude could force the closure of the Turnpike and Route 1/9, possibly paralyzing traffic between Manhattan and New Jersey. None of the buildings at the Arkansas facility has an active fire extinguishing system.

Direct Contact

In addition to the threat of fire and explosion, this site poses a serious direct contact threat to both humans and animals. Many break-ins have been documented over the past few years. It is apparent that vandals have intentionally broken chemical reagent bottles, tipped over drums and opened tank drain valves. As mentioned, chemical spills are prevalent throughout the buildings, especially Building 28. The remains of two dogs are behind the building. Paw prints through at least one spill inside the building lead one to deduce that the dogs died of chemical poisoning.

B. Evidence of Extent of Release

The last two sections have discussed the apparent evidence of the extent of release of hazardous substances.

C. Previous Actions to Abate Threat

On September 21, 1984, the NJDEP issued a directive letter to Arkansas Company requiring Arkansas to clean up the site. Mark von Sternberg complied with the directive to a limited extent. Sternberg contracted with Clean Venture, Inc. for the cleanup and with Elson T. Killam Associates, Inc. for overall

supervision of the cleanup. The cleanup was broken into phases, and the bankruptcy court was to approve funding for each phase.

The court approved expenditure of funds on Phase I of the cleanup. As part of Phase I, Sternberg was to: 1) identify drums; 2) segregate drums; 3) move all outside drums into Building 28; and 4) secure Building 28. Phase I was partially completed on January 3-4, 1985. None of the remaining phases of the cleanup were ever performed.

As mentioned, the NJDEP coordinated the removal of a 5-gallon container of methyl isocyanate from the cinder block storage shed on December 23, 1986. Clean Venture, Inc., under the direction of officials from Union Carbide, overpacked the material into an appropriate container. Union Carbide then transported the material to Union Carbide's Institute, West Virginia facility.

On January 14, 1987, after repeated acts of trespassing and property damage, including arson, the NJDEP requested EPA to provide 24-hour site security services and to secure Building 25.

D. Current Actions to Abate Threat

With the exception of the action recommended herein, no current mitigative effort is known to be under way or planned. EPA continues 24-hour security guard service.

## IV. ENFORCEMENT

Region II's Site Compliance Branch and Office of Regional Counsel are currently conducting a responsible party search in order to identify the existence and financial capabilities of any potentially responsible parties (PRPs). To date, the only identified PRPs are the site owners and operators, including Arkansas Company, Galaxy Inc., and certain officers of these two companies. A financial assessment of these PRPs is under way, as is a search for additional PRPs.

On May 27, 1987, Region II issued notice letters to all identified PRPs, offering the opportunity to perform the work outlined in this memorandum. EPA does not anticipate the owners and operators will volunteer to perform the work, since they have been reluctant to do so under previous NJDEP enforcement efforts. In addition, Arkansas Company and Galaxy Inc. filed for bankruptcy under Chapter 11 in 1983, and it remains unclear what, if any, corporate assets remain.

## PROPOSED PROJECT AND COSTS

### A. Objective of the Project

The objective of the proposed project is to remove the threat of fire and explosion and the threat of direct contact with hazardous substances abandoned at this site. This objective is best accomplished by sorting, segregating and disposing of the chemicals abandoned on-site. Sampling and analysis for compatibility and disposal will be performed as required. Site security will be maintained throughout the cleanup.

Although extensive decontamination of certain buildings will be required, it is not the objective of this project to entirely decontaminate and decommission this facility. Chemical and physical hazards will be removed to the extent practical to effect a safe and efficient removal action. Decontamination and decommission (D & D) of buildings, equipment, storage tanks, etc., shall be based on realistic threat to human health and the environment. This facility is zoned for industrial use, specifically chemical manufacturing. As such, future buyers and sellers should determine salvageable buildings, equipment, storage tanks, etc. Sale of the facility is subject to New Jersey ECRA laws and regulations, which further justifies this approach toward D & D of the Arkansas facility.

Other than this proposed removal action, no long term remedial action, per se, is planned for the Arkansas facility. The obvious "long term plan" is for the City of Newark to sell the property. This removal action, by removing released and threatened releases of hazardous substances, will eliminate the threat of harm to human health and the environment and make sale of the property more attractive to potential buyers. Contingent to the sale of the facility, ECRA laws and regulations require buyers and sellers to adequately address any residual contamination. In the context of this scenario, the proposed removal action complies with Section 104(a)(2) of SARA in that it contributes to the efficient performance of any long term remedial action at this site.

### B. Project Tasks

This section lists the major tasks required to achieve the objective of this project. The tasks are divided into three major categories: 1) site rehabilitation and preparation for removal operations; 2) waste handling and disposal; and 3) decontamination and decommission of the facility.

The Region II Technical Assistance Team contractor was tasked to prepare cost estimates for the tasks outlined in this memorandum. The estimates are based on previous field experience and the Means Construction Cost Data, 1986 manual. ERCS contract rates were used where appropriate. Costs are rounded to the nearest $100 in this section. See Appendix 1 for details of the cost derivations.

Please note that the tasks outlined in this section are for mitigation contracting costs only. Total estimated project costs, including mitigation contract costs, TAT and EPA costs, and contingencies are summarized in the next section.

1. Site Rehabilitation and Preparation for Removal Operations

NOTE: Each of the tasks in this category results in a property improvement to the Arkansas facility. The overall rationale behind these improvements is that they will contribute to a safe, efficient, removal action. The specific rationale for each task is provided below.

a. Restore Offices and Rest Rooms in Buildings 25 and 26

Rationale: The offices and rest rooms will be used by EPA and contractor staff during the removal action. The offices and rest rooms remain in nearly functional condition. Offices are already equipped with desks, shelves, phones, file cabinets and even reference books, many specific to Arkansas. Pay-off time for equivalent facilities (trailer type) is 2 to 3 months.

Tasks: Clean office, repair windows, inspect and reconnect utilities

Estimated Cost.....$ 8,800

b. Restore Freight Elevator in Building 28

Rationale: The elevator is required to move drums and equipment among the four floors. The elevator was operational and under a monthly maintenance program up until Arkansas' closing; therefore, repairs should be minimal. The cost below is a "worst case" estimate.

Tasks: Inspection by certified repair crew, repair (if necessary), monthly maintenance

Estimated Cost.....$ 4,600

c. Restore Upstairs Laboratory in Building 30

Rationale: Lab is well equipped and in very good condition. It has several vent hoods. With minimal effort, it should make a usable field lab for basic analyses. Eliminates need for

mobile lab. Eliminates time-consuming packaging of samples for shipment and lengthy turnaround time for analyses.

Tasks: Clean lab; inspect, repair (if necessary) and balance vent system

Estimated Cost.....$ 6,600

d. Repair/Calibrate Scales in Building 28

Rationale: Scales appear to require calibration only. At minimal cost, they will provide accounting capability for both inventorying and disposing of waste.

Tasks: Initial repairs (if necessary), initial and periodic calibration

Estimated Cost.....$ 700

e. Pump Out Basement of Building 25

Rationale: Required to assess and clean out basement. Approval already received from Passaic Valley Sewerage Commissioners (PVSC) to discharge to the PVSC treatment works.

Estimated Cost.....$ 1,600

f. Repair/Install fence

Rationale: Existing fence is inadequate to secure equipment used during cleanup

Tasks: Install 110 ft. of new fence; repair 500 ft. of existing fence.

Estimated Cost.....$ 4,200

g. Preparation of Staging Areas

Rationale: Separate staging areas are required for non-hazardous materials, hazardous materials and miscellaneous field equipment and expendable items. Existing structures at the Arkansas facility will provide secure, sheltered staging areas with minimal additional efforts.

1) Staging Area for Non-Hazardous Wastes and Products (Building 24)

Tasks: Repair rotting floor boards on loading platform. Remove and dispose

miscellaneous trash and debris.
Estimated Cost.....$ 3,500

2) Staging Area for Hazardous Wastes and Products (First floor of Bldg. 28)

Tasks: Requires extensive cleanup and disposal of existing spills, restaging of existing drums, and installation of explosion-proof lighting. This work is required regardless of area selected for staging of hazardous materials.

Estimated Cost.....$ 15,900

3) Staging Area for Tools, Equipment, Expendables, etc. (Steel lean-to adjacent to Bldg. 26)

Tasks: Minor repairs; installation of lights and shelves. To conserve costs, shelves purchased and used by EPA at the Signo Trading site in Mt. Vernon have been delivered to the Arkansas facility.

Estimated Cost..... 900

TOTAL ESTIMATED COSTS FOR SITE PREPARATION.....$ 46,800

2. Waste Handling and Disposal

a. All Materials

1) Inventory to determine disposal options (recycle, reclaim, treat, incinerate, landfill, etc.).....$ 6,600

2) Solicit bids from disposal firms (this task will be performed prior to any of the following tasks in order to minimize extraneous efforts and/or duplication of work)..... - N/C -

Total.....$ 6,600

b. Drummed Materials

| | |
|---|---|
| 1) Stage drums.....$ | 8,900 |
| 2) Sample..... | 8,500 |
| 3) Test for Compatibility..... | 5,400 |
| 4) Bulk/Package..... | 39,200 |
| 5) Transport and dispose waste streams..... | 181,500 |
| 6) Crush, transport and dispose empty drums..... | 29,600 |
| Total.....$ | 273,100 |

c. Storage Tank Liquids and Sludges

| | |
|---|---|
| 1) Sample | $ 1,000 |
| 2) Analyze for disposal parameters | 5,000 |
| 3) Removal, transportation and disposal | 143,600 |
| Total | $ 149,600 |

d. Lab Reagents and Sample Formulations

| | |
|---|---|
| 1) Materials handling (sort, segregate, lab pack) | $ 77,200 |
| 2) Sampling and analysis of unknowns | 16,500 |
| 3) Transportation and disposal | 210,000 |
| Total | $ 303,700 |

| | |
|---|---|
| TOTAL ESTIMATED COSTS FOR WASTE HANDLING AND DISPOSAL | $ 733,000 |

3. Decontamination and Decommission (D & D)

NOTE: As mentioned, the extent of D & D of the Arkansas facility will be based on realistic threat to human health or the environment. The costs below represent a "worst case" based on present knowledge of the site.

| | | |
|---|---|---|
| a. | Asbestos removal | $ 15,100 |
| b. | Boiler room D & D | 8,400 |
| c. | Hydroblast floors (Building 28/28B) | 99,000 |
| d. | Steam decontamination of all buildings | 39,500 |
| e. | Bulk storage tank D & D | 8,200 |
| TOTAL ESTIMATED COSTS FOR D & D | | $ 170,200 |

4. Related Miscellaneous Costs (assumes 6-month site operation)

| | | |
|---|---|---|
| a. | Administrative Labor (Response Manager and Field Clerk) | $ 81,600 |
| b. | Per diems (entire contracting crew) | 90,000 |
| c. | Miscellaneous equipment (protective clothing, breathing air, radios, emergency lighting, personnel vehicles, etc.) | 109,000 |
| d. | Security guards | 60,800 |
| TOTAL ESTIMATED MISCELLANEOUS COSTS | | $ 342,100 |

| | |
|---|---|
| TOTAL ESTIMATED MITIGATION CONTRACTING COSTS (W/O CONTINGENCIES) | $ 1,395,000 |

Estimated Total Project Cost

The total estimated project cost is $1,968,000 of which $1,600,000 is for mitigation contracting. The cost breakdown is as follows:

| | | |
|---|---|---|
| 1. | ERCS Costs | $1,395,000 |
| 2. | Contingency Allowance (10% of $1,395,000) | 140,000 |
| 3. | Mitigation Contract Funds Previously Authorized and Obligated to ERCS Contractor to Secure Site ($64,580) | 65,000 |
| | SUBTOTAL (Mitigation Contract Costs) | $ 1,600,000 |
| 4. | Other Extramural Costs (TAT) (26 wks x 50 hr/wk x $65/hr) | 85,000 |
| 5. | Intramural Costs (EPA Salary and Travel) (26 wks x 50 hr/wk x $17/hr) | 22,000 |
| | SUBTOTAL | $ 1,707,000 |
| 6. | Other Costs (15% of $ 1,707,000) | 256,000 |
| 7. | Non-Mitigation Contract Funding Previously Authorized to Secure and Stabilize the Site | 5,000 |
| | TOTAL ESTIMATED PROJECT COST | $ 1,968,000 |

D. Project Schedule

The project will be initiated immediately upon approval of this action memorandum. The project is expected to take approximately six months to complete.

Since the original removal action for site security and stabilization was authorized by the Emergency and Remedial Response Division Director on January 15, 1987, the time to complete the proposed project is expected to exceed the 12-month statutory limit for removal actions. For this reason, this action memorandum requests your authorization of an exemption to the 12-month limit to complete the proposed removal action. Site conditions meet the criteria for exceeding the time limit as prescribed by Section 104(c)(1) of CERCLA/SARA as follows:

(i) Continued response actions are immediately required to prevent, limit, or mitigate an emergency. A serious threat of fire or explosion exists at the site. Large quantities of hazardous substances, many of which are flammable and potentially explosive, are abandoned at this facility. Potential sources of fire or explosion include arson,

lightning, spread of fire from an adjacent facility, faulty electrical wiring, and a violent reaction of incompatible or unstable chemicals.

(ii) <u>There is an immediate risk to public health or welfare or the environment.</u> A toxic plume resulting from a fire or explosion at the Arkansas facility could seriously threaten workers at adjacent facilities in the same industrial park, commuters on the heavily traveled New Jersey Turnpike and Pulaski Skyway, and more than 25,000 residents who live within one mile of the site.

(iii) <u>Such assistance will not otherwise be provided on a timely basis</u>. The New Jersey Department of Environmental Protection has referred this cleanup project to EPA. Potentially responsible parties notified by EPA to date have not indicated a willingness to assist in the cleanup. No mitigative effort other than the proposed removal action in this action memorandum is known to be planned or under way.

## VI. RECOMMENDATION

I recommend your approval of the proposed removal action and an exemption to the 12-month statutory limit on removal actions as detailed and justified above. The proposed removal action contributes to the efficient performance of any long term remedial action at this site. Under 40 CFR 300.65 of the National Oil and Hazardous Substances Pollution Contingency Plan, a removal action is appropriate at this site due the existence of:

1) Actual or potential exposure to hazardous substances or pollutants or contaminants by nearby populations, animals, or food chain [300.65(b)(2)(i)];

2) Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers that may pose a threat of release [300.65(b)(2)(iii)]; and

3) Threat of fire or explosion [300.65(b)(2)(iv)].

Your authority to approve this request is established by Administrator Lee Thomas's interim Delegation 14-1-A of February 26, 1987.

Approved: Christopher J. Daggett Date: AUGUST 10, 1987

Disapproved: _____ Date: _____

cc: (after approval is obtained)
S. Luftig, 2ERR
F. Rubel, 2ERR-RP
G. Zachos, 2ERR-RP
B. Sprague, 2ERR-RP
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